



MINUTES OF THE PLANNING COMMITTEE

HELD ON TUESDAY 5TH FEBRUARY 2019 AT THE COUNCIL CHAMBERS,

10 LIND STREET, RYDE, ISLE OF WIGHT, PO33 2NQ

Present: Cllr J Moody (Chairman), Cllr D Conyers (Deputy Chair),
Cllr M Ross (Mayor), Cllr T Wakeley, Cllr M Lilley (Deputy Mayor),
Cllr I Stephens, Cllr P Jordan.

In Attendance: Chris Turvey (Planning Clerk), Grace Morris (Minutes).

17/19 APOLOGIES

None

18/19 DECLARATIONS OF INTEREST

None

19/19 MINUTES

RESOLVED – That the minutes of the Planning Committee held on the 15th January 2019 be approved as a true and accurate record and signed by the Chairman.

20/19 PROGRESS ON ACTION TAKEN

The clerk informed the committee that all outstanding actions were covered in agenda items below.

21/19 COMMITTEE MEMBERS QUESTIONS

None

PLANNING APPLICATION**Week Commencing 18th January 2019**

1. Application No: P/00015/19 Alt Ref: TCP/10363/D
Parish(es): Ryde Ward(s): Ryde North West
Location: 26 Westfield Park, Ryde, Isle Of Wight, PO333AB
Proposal: Retention of first floor rear extension

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00015/19>

RESOLVED – Ryde Town Council does not object to this proposal.

2. Application No: P/00004/19 Alt Ref: TCP/33697
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 10 Chapel Road, Ryde, Isle Of Wight, PO333RT
Proposal: Proposed alterations and two storey rear extension to dwelling;
detached building to form self-contained annexed/ holiday accommodation;
formation of additional parking area

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00004/19>

RESOLVED – Ryde Town Council does not object to this proposal.

Week Commencing 25th January 2019

None

Week Commencing 1st February 2018

3. Application No: P/00029/19 Alt Ref: TCP/22871/E
Parish(es): Ryde Ward(s): Ryde North East
Location: Dover Park County Primary School, Dover Street, Ryde, Isle Of
Wight, PO332BN

Proposal: Temporary siting of 2 double classroom units

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00029/19>

Councillor Lilley declared a non-pecuniary interest in this Item.

RESOLVED – Ryde Town Council does not object to this proposal.

4. Application No: P/00054/19 Alt Ref: TCP/12920/E
Parish(es): Ryde Ward(s): Ryde South
Location: 95 High Street, Ryde, Isle Of Wight, PO332SZ
Proposal: Alterations and conversion of ground floor shop into flat

<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00054/19>

RESOLVED – Ryde Town Council does not object, in principle, to this proposal but insists that the new windows to the front elevation of the building match, in style, the existing windows on that elevation and the works detailed in this application retain the character of the existing building. In addition, as this is a new residence within the Solent SPA it should make contributions as outlined in the Solent SPA SPD

5. Application No: P/00055/19 Alt Ref: TCP/16923/B
Parish(es): Ryde Ward(s): Ryde North West
Location: 16 Newport Street, Ryde, Isle Of Wight, PO332QB
Proposal: Proposed single storey extension (revised scheme)
<http://www.iwight.com/planning/DirectToAppDetails2.aspx?P/00055/19>

RESOLVED - Ryde Town Council objects to this proposal on the following grounds:

- 1. The revised proposal will still affect the neighbour's right to light.**
- 2. The Heritage Statement covers two different properties. The first page relates to 16 Newport Street, but the bulk of the text relates to Westbrook Lodge, Oakhill Road.**
- 3. The proposal will result in the loss of off-street parking which, although not a material consideration, will adversely affect the amenity of the area.**

23/19 PLANNING APPEALS

None

24/19 PLANNING DECISIONS

Week ending 11th January 2019

Application No: P/01239/18

Location: Dencer Brown Opticians, 51-52 High Street, Ryde, Isle Of Wight, PO332RE

Parish: Ryde Ward: Ryde South

Proposal: Continued use of premises as massage parlour/wellbeing clinic

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal.

Application No: P/01300/18

Location: The Green House, Nicholson Road, Ryde, Isle Of Wight, PO331BG

Parish: Ryde Ward: Ryde South

Proposal: Storage building (revised description)

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal.

Week ending 18th January 2019

None

Week ending 25th January 2019

Application No: P/00830/18

Location: 32a, Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: Conversion of 1st and 2nd floors to form 5 self contained flats

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal subject to the comments of the conservation officer.

Application No: P/00831/18

Location: 32a, Union Street, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Ryde North West

Proposal: LBC for alterations required in connection with formation of self-contained flats

Decision: Granted Plan Permission (or issue Cert)

RESOLVED – Ryde Town Council did not object to this proposal subject to the comments of the conservation officer.

Application No: P/01311/18

Location: Woodland to rear of 5, Quarr Close, Ryde, Isle Of Wight, PO33

Parish: Ryde Ward: Binstead & Fishbourne

Proposal: Retention of wildlife observation building.

Decision: Refuse Plan Perm (or not issue Cert)

Reasons:

The proposal, by reason of its siting within an area of ancient semi-natural woodland and designated SINC, would result in direct and in-direct impacts on trees, to the detriment of the woodland and the biodiversity that it supports. The proposals would also increase the potential for future pressure on the woodland, compromising its ability to naturally evolve. As such, and in the absence of an overriding public need for the development as required by the NPPF, the proposal would be contrary to policies SP5 (Environment), DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan as well as being contrary to the National Planning Policy Framework (principle 11 - Conserving the Natural Environment) in particular paragraph

RESOLVED UNDER DELEGATED POWERS - Ryde Town Council objected to this proposal on the grounds that the building is out of keeping with its surroundings contrary to policy SP5 environment and DM2 design quality.

25/19 TRAFFIC ORDERS

None

26/19 TREE DECISIONS

Protection Trees in Tree Preservation Order

Location 36 Westhill Road, Ryde

Consent for the following: To the removal of the three sycamore trees as detailed in application TW-0518-18. Reason: The work is necessary to improve the light levels to the garden and remove three unsightly trees.

Protection Trees In Ryde Conservation Area
Location 15 Buckingham Road, Ryde

No objection to the following: To the removal of the bay tree detailed in the application. Reason: The tree is causing damage to the nearby structure and could undermine their structural integrity.

Protection Trees in Tree Preservation Order
Location 3-10 Coach House Lane, Ryde

Consent for the following: To raise the crowns of the trees in the area defined as W1 in the previous application to be raised to 3 metres above ground level. Reason: The tree work is necessary to prevent the trees becoming a nuisance.

27/19 LICENSE APPLICATIONS

None

LICENSE DECISIONS

None

28/19 PEDESTRIANISATION & SAFETY MEASURES IN RYDE HIGH STREET

The Clerk informed the committee that, following the recommendation at the last planning meeting, Ryde Town Council would pay the quoted amount of £15,385 to the Isle of Wight Council to facilitate the pedestrianisation of the High Street. The Clerk contacted the IW Council to confirm the purchase order amount. The IW Council officer informed the Clerk that the quoted amount was incorrect by a £2,100 omission, however, after discussion with the IW Council Cabinet Member for Transport and Island Roads, the quote had been reduced to £ 13,437.70. A purchase order has now been submitted for that amount to begin the process.

29/19 FUTURE HIGH STREET FUND

The Clerk informed the committee that a Future High Street Fund of £675m is available specifically for High Street Improvements. The Clerk further stated that he had begun some work in trying to establish the limits of the High Street which would be considered for a bid for funding. It was agreed that the Ryde Society and Ryde Business Association should be invited to help with a credible bid and the committee were also informed that Chris Ashman was keen to help Ryde put their bid together.

RESOLVED – Ryde Town Council recommended that the Clerk contact Chris Ashman to set up a meeting with all interested parties and RTC Councillors ASAP in order to prepare a bid for consideration by IW Council.

30/19 POSITION STATEMENT WORKING PARTY

The Clerk reported that he had finalised the Outline position Statement as requested at a previous meeting of the PS Working Group and added the results of the consultation as an addendum to the document. The Clerk further stated that he had collated some comments on the Island planning Strategy and asked the committee to read them and make any comments they felt necessary prior their submission to IW Council.

RESOLVED – Ryde Town Council recommended that the Position Statement be finalised and submitted to IW Council for inclusion in their background papers on the IWC website.

31/19 PUBLIC REALM BUDGET APPLICATIONS

None

32/19 DATE OF NEXT MEETING

RESOLVED – It was resolved that an extraordinary meeting of the Planning Committee be held on Wednesday 20th February 2019 to finalise RTC's comments on the Draft Island Planning Strategy.

RESOLVED – It was resolved that the next meeting of the Planning Committee will be held on Tuesday 26th February 2019